

# Kansas Department of Health and Environment

## Bureau of Environmental Remediation, Remedial Section

### Brownfields Redevelopment Program



## Daylight Donuts

### Background

The City of Hoisington in March 2012 requested assistance from the Kansas Brownfields Program to assess a property along Main Street being considered for purchase and redevelopment by Subway®. The former Daylight Donuts building was constructed in the early 1900's and used as a bakery until it was vacated in 2005. The City and Subway® were concerned about environmental uncertainties and the potential presence of asbestos and/or lead-based paint.



*Above and to the left: The former Daylight Donuts building before redevelopment.*

The Phase I BTA also identified asbestos containing material (ACM) and lead-based paint in the building. The City paid \$1,250 to abate the ACM and lead-based paint in compliance with state and federal regulations.

### Environmental Assessments

The Phase I Brownfields Targeted Assessment (BTA) identified an upgradient former drycleaner and oil warehouse facility and an active Leaking Underground Storage Tank (LUST) facility. Because these facilities may have impacted groundwater, a Phase II assessment in July 2012 collected and analyzed groundwater samples for volatile organic compounds (VOCs). The Phase II BTA did not identify any contaminants of concern in the groundwater beneath the property and the KDHE Brownfields Program cleared the property for redevelopment.



### Redevelopment

Subway® took ownership of the former Daylight Donuts building and began their renovations in October 2012. Subway® invested \$275,000 in the local economy during the redevelopment process, employing 10 local tradesmen on the project. Subway® opened its doors on December 13, 2012, offering a much needed restaurant that also provides the community with one full time and 14 part-time jobs.

*The new Subway restaurant is now a popular local eatery.*

